047.0	0005	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,033,300 /	1,033,300
					USE VALUE:	1,033,300 /	1,033,300
					ASSESSED:	1,033,300 /	1,033,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERNANDEZ ANTHONY L &	
Owner 2:	KELLEHER CHRISTA M	
Owner 3:		
Street 1:	153 MEDFORD STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	FERNANDEZ ANTHONY L & -
Owner 2:	KELLEHER CHRISTA M -
Street 1:	153 MEDFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains 5,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3378 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5985.000	596,500	5,100	431,700	1,033,300
Total Card	0.137	596,500	5,100	431,700	1,033,300
Total Parcel	0.137	596,500	5,100	431,700	1,033,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.89 | /Parcel: 305.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33528
GIS Ref	
GIS Ref	
Insp Date	04/10/17

!4005!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	596,700	5100	5,985.	431,700	1,033,500	1,033,500	Year End Roll	12/18/2019
2019	104	FV	438,200	5100	5,985.	458,700	902,000	902,000	Year End Roll	1/3/2019
2018	104	FV	438,200	5100	5,985.	334,500	777,800	777,800	Year End Roll	12/20/2017
2017	104	FV	367,000	5100	5,985.	291,400	663,500	663,500	Year End Roll	1/3/2017
2016	104	FV	367,000	5100	5,985.	248,200	620,300	620,300	Year End	1/4/2016
2015	104	FV	326,500	5100	5,985.	242,800	574,400	574,400	Year End Roll	12/11/2014
2006	104	FV	302,700	10200	5,985.	151,100	464,000	464,000		12/1/2005
2005	104	FV	302,700	10200	5,985.	151,100	464,000	464,000		1/5/2005

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4005

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNANDEZ ANTHO	64861-48		1/30/2015	Convenience	1	No	No		
MASON MARY G	60108-85		9/27/2012	Abutter	293,000	No	No		UNIT 1 SALE ONLY
ZUKERMAN MARILY	42380-322		4/1/2004	Convenience	320,000	No	No		UNIT 2 SALE ONLY
ZUKERMAN MARILY	42300-360		3/25/2004	Family	99	No	No		UNIT #1 DEED
	16330-462		8/1/1985		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	432	Dormers	140,497					ADD DORMER SEE DRA
8/1/2014	934	Manual	2,000		8/1/2014			Repair and replace
6/11/2004	487	Porch	6,400	C		G6	GR FY06	REPAIR PORCHES & D
8/31/2001	611	New Wind	3,663	C				5 NEW WINDOWS
10/4/2000	785	New Wind	3,663	C				5 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2017	Permit Visit	DGM	D Mann
4/10/2017	Left Notice	DGM	D Mann
4/10/2017	Measured	DGM	D Mann
8/1/2014	Info Fm Prmt	PC	PHIL C
5/2/2005	External Ins	BR	B Rossignol
3/25/2005	Info Fm Prmt	BR	B Rossignol
4/10/2000	Inspected	263	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/10/20	19:06:27

LAST REV

Date	Time
06/23/17	08:14:29

danam

USER DEFINED

Prior Id # 1:	33528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5985		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,674						431,700	

Total AC/HA: 0.13740 | Total SF/SM: 5985 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 431,674 | Spl Credit | Total: 431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96083480
Const Adj.:	0.98000199
Adj $ / SQ:	160.075
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732837
Depreciation:	136308
Depreciated Total:	596529

COMMENTS

Removed from Condo filed 2/4/2013 bk: 61133 pg:112. See Closed Condo Cards Bill# 260117 & 260126.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

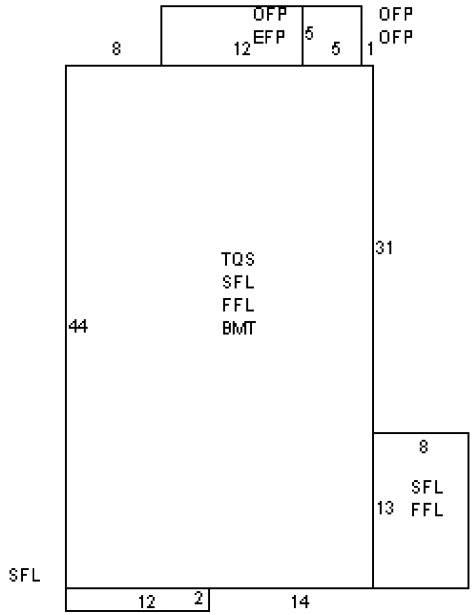
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.08
Special Features:	0	Val/Su Net:	127.13
Final Total:	596500	Val/Su SzAd	176.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,272	160.080	203,616
FFL	First Floor	1,248	160.080	199,774
BMT	Basement	1,144	48.020	54,938
TQS	3/4 Story	858	160.080	137,345
OFP	Open Porch	110	30.870	3,396
EFP	Enclos Porch	60	71.150	4,269

Net Sketched Area:	4,692	Total:	603,338
Size Ad	3378	Gross Are	4978	FinArea	3378
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc